

**A MEETING OF THE TOWN OF TELLURIDE
PLANNING AND ZONING COMMISSION**

SITE WALK

5:15 PM at the Southeast Corner of Spruce St. and Pacific Ave.

5:30 PM at the Southwest Corner of Fir St. and Pacific Ave.

**COMMISSION MEMBERS PLEASE VERIFY CONFLICTS OF INTEREST
PRIOR TO THE MEETING**

April 23, 2015

Thursday 6:00 PM

**REBEKAH HALL, TELLURIDE, CO
113 WEST COLUMBIA AVENUE**

- I. P&Z - CALL TO ORDER: 6:00 PM**
- II. APPROVAL OF MINUTES**
- III. PUBLIC INVITED TO SPEAK ON NON-AGENDA ITEMS**
- IV. WORKSESSION ITEMS**
 - 1. PROJECT:** Long Range Planning Discussion
STAFF: Michelle Haynes, Building and Planning Director
 - 2. PROJECT:** Telluride Transfer, Southwest Corner Planned Unit Development ("PUD") pursuant to LUC Article 6, Division 3 and Large Scale Subdivision Worksession
SUMMARY: A worksession regarding a Large Scale PUD and Subdivision at 201 & 283 S. Fir Street (Property) to create two (2) lots from five (5) 50 x 117.5 square feet lots and requesting a number of PUD variations pursuant to LUC Article 6, Division 4.
LEGAL: Lots 5,7,9,11,13, Block 17, Town of Telluride
ADDRESS: 201 and 283 S. Fir Street
ZONE DISTRICT: Commercial (C)
OWNER(S): Telluride Transfer Company, LLC
APPLICANT: Telluride Transfer Company, LLC (represented by Garrett Simon)
STAFF: Michelle Haynes, Building and Planning Director
 - 3. PROJECT TITLE:** Spruce & Pacific Affordable Housing Project Planned Unit Development ("PUD")
SUMMARY: A worksession regarding a Large Scale PUD to request PUD variations pursuant to LUC Article 6, Division 4.
LEGAL DESCRIPTION: Block 31, Parcel A, Town of Telluride (TOT), according to the replat of Lots 10, 12 and 14
ADDRESS: Southeast corner of Spruce Street and Pacific Avenue (Address TBD)
ZONE DISTRICT: Commercial (C)
OWNER: Town of Telluride
APPLICANT: FUSE architecture + interior (Peter Lundeen, Architect)
STAFF MEMBER: Michelle Haynes, Building and Planning Director & Ann Morgenthaler, Planner II

V. ACTION ITEMS

4. **PROJECT TITLE:** Wares House Small Scale PUD- *continued from the February 19, 2015 Regular Planning and Zoning Commission Meeting. The applicants request the hearing to be continued to the May 21, 2015 regular Planning and Zoning Commission meeting.*

PROJECT SUMMARY: Consideration of a Small Scale PUD, pursuant to Article 6, Division 3, at the south west corner of Spruce Street and Pacific Avenue to 1) Increase the Floor Area Ratio to 1.94 2) Increase the height to exceed 35 feet up to 40 feet 3) Increase residential use limitation to exceed 35% up to 52% for lots over 5,875 square feet, pursuant to LUC Section 3-212.B Note 3 and 4) Eliminate affordable housing mitigation for dwelling units in mixed-use development consisting of two or fewer residential units pursuant to LUC Section 3-720.C.1.a.

LEGAL DESCRIPTION: East 67 and ½ feet of lots 9 and 11, Block 27, Town of Telluride

ADDRESS: To be Determined

ZONE: Commercial ("C")

OWNER: Pacific Street Partners, LLC and S. Spruce Street Partners, LLC

APPLICANT: Bruce Wright, One Architects, Inc.

STAFF MEMBER: Ann Morgenthaler, Planner II

VI. BOARD AND STAFF DISCUSSION

VII. ADJOURN

More complete Information is on file and available at Rebekah Hall, 113 W. Columbia, (970)728-2170. If you would like to comment on the proposed development, please forward your comment letter to "Attention: Planning and Zoning Commission" by mail to P.O. Box 397, Telluride, CO 81435, by fax to (970)728-3078, by email to Michelle Haynes, Planning Director, at mhaynes@telluride-co.gov, or by person to Rebekah Hall at the address listed above. **Written comments must be received by the Town by 10 am on the Friday prior to the hearing, April 17, 2015 for inclusion in the packet. After the deadline, comments will be distributed at the time of hearing.**

NOTE: In the interest of managing the agenda and time, the Chair may request public comment to be kept to 5 minutes a person